

MINUTES OF SPECIAL MEETING

June 1, 2015

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Sonya Clover declared a quorum was present, and called the regular meeting to order at 6:05 p.m.

Present: Sonya Clover, Harriette Cummings, Nelson Cox, Gary Wall and William Simpson

Absent: No members were absent.

Also Present: Jack Yates, City Administrator

VISITOR/CITIZENS FORUM:

There were no comments made.

CONSIDERATION AND POSSIBLE ACTION

1. Discuss/take action regarding April 27, 2015 minutes.

Nelson Cox moved to approve the minutes as presented. Gary Wall seconded the motion, the motion carried unanimously. (5-0)

2. Discussion/take action regarding sign permit for 21012 Eva Street – Tara Austin

The Commission noted that this was an unusual building because of having four available walls for signs. After brief discussion,

Nelson Cox moved to approve the sign permit. The motion was seconded by Gary Wall, the motion carried unanimously. (5-0)

3. Discussion/take action regarding Preliminary Plat of Lake Creek Village Section Two, including variances for:
 - a. the side setback requirement
 - b. the minimum lot width/area requirement.

Mr. Michael Glezman, Surveyor of the property, presented the plat and variance request. Mr. Ed Shackelford, City Engineer, discussed the amount of square footage and the donation of land to the City for Fernland and Memory Parks, enough to make

up the difference between the smaller requested lot sizes. Mr. LaFevre said that he intended to build 1,800 to 2,200 square foot houses in this subdivision.

Mrs. Clover pointed out that there already exists a Caroline Street so he will need to change that street name on the plat. Mrs. Clover then read the ordinance section regarding variances. Mr. LaFevre said that his project was meeting the market need and that, he said, is the basis of the variance request. Mr. Shackelford read a comment from the fire department regarding access.

After a brief discussion, Nelson Cox moved to approve the plat and the variances requested, with the Fire Department recommendations, and also re-naming Caroline Street. William Simpson seconded the motion, the motion carried unanimously. (5-0)

4. Discussion/take action regarding Preliminary Plat of Hills of Town Creek Sections 2,3,4,5 including variances for:

- a. The minimum lot area is 6000SF instead of 9000SF with Compensating Greenspace provided throughout the development.
- b. The minimum lot widths are 50' instead of 75'.
- c. Side yards (side building setbacks) are 5' instead of 10'.
- d. Corner lots are 65' wide instead of 90'.
- e. Minimum centerline street radii are 50' instead of 300'

Mr. Levi Love, Engineer for the subdivision, presented the plat. Mr. Love said that the house prices in the development ranged from \$250,000 to \$300,000 and be between 1,900 to 2,500 square feet. Mr. Love said that his basis for the variances is the uniqueness of the development and the compensating green spaces.

Mr. Shackelford spoke to the Commission saying that compensating property met the subdivision requirement. Mr. Love pointed out that Emma's Way was planned to connect to Lone Star Parkway from State Highway 105. Mr. Love also pointed out the compensating green space.

William Simpson moved to approve the Preliminary Plats of Town Creek, Sections 2, 3, 4 and 5, and their accompanying variances. The motion was seconded by Harriette Cummings, and carried unanimously. (5-0)

5. Discuss/take action regarding Preliminary Plat of Buffalo Springs Shopping Center, Phase 1.

Mr. Shackelford said to the Commission that the Plat was in almost complete condition with two minor details.

After discussion, Nelson Cox moved to approve the Buffalo Springs Shopping Center Phase I, contingent upon approval by the City Engineer. Gary Wall seconded the motion, the motion carried unanimously. (5-0)

6. Discussion/take action regarding Final Plat of Buffalo Springs Shopping Center Phase II

Mr. Shackelford said to the Commission that the Plat was almost in complete condition with two minor details. Nelson Cox moved to approve the Buffalo Springs Shopping Center Phase II final plat, contingent on approval of the City Engineer. Gary Wall seconded the motion, the motion carried unanimously. (5-0)

7. Discussion/take action regarding Montgomery Summit Business Park Sidewalk Variance Request

Mr. Shackelford noted the request was for elimination of the sidewalk, as presented in the letter from the business Park, and said that he agreed to the impracticality of the sidewalk in general, but also because of the planned widening of FM 1097, that would disturb this sidewalk if placed.

Mr. Shackelford then read a proposal that the value of the sidewalk be charged to the Business Park and the funds placed in an escrow fund for other sidewalks in the City at more needed areas. Mr. Shackelford said that he would determine a value of the sidewalk and that would be the amount paid into the escrow fund.

Gary Wall moved to approve the request with adoption of the engineer's recommendation regarding establishment of an escrow funds from a payment by the Business Park equal to the value of the sidewalk, should it have been placed. Nelson Cox seconded the motion, the motion carried unanimously. (5-0)

8. Discussion/take action regarding amendment of sign ordinance

Mr. Yates presented the proposed ordinance to the Commission. He said that the amended part of the ordinance did not affect the historic downtown area of the City. Mr. Yates advised the amended part of the ordinance required no pole signs, and the signs had to be what he termed as "monument" signs. The maximum size of 199 square feet each, placed at acceptable intervals of 1 sign for each 125 feet of frontage at a height not to exceed 10 feet, with a minimum of a 10 foot setback from the property line, as shown on Table A of the proposed ordinance.

Mr. Yates also said that he had spoken with three developers in the City who all were generally acceptable of the proposed ordinance. Brief discussion followed by the Commission.

William Simpson moved to recommend the ordinance to City Council. Nelson Cox seconded the motion, the motion carried unanimously. (5-0)

9. Report from City Administrator regarding training for Planning Commission

Mr. Yates suggested giving the Commission time to read and review Chapter 3 of the Planning Commissioner's Manual, and then have a discussion at the June 21st meeting. The Commission agreed with the recommendation

ADJOURNMENT:

Nelson Cox moved to adjourn the meeting. William Simpson seconded the motion, the motion carried unanimously. (5-0)

Submitted by: Jack Yates Date Approved: 7/27/15
Jack Yates, City Administrator



Sonya L. Clover
Chairman Sonya Clover